

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF PLACER

June 6, 1995

Excerpt (Minute book 67, page 102)

PLANNING/ZONING TEXT AMENDMENTS (ZTA-320)/ MUNICIPAL ADVISORY COUNCIL REVIEW OF APPLICATIONS – Public hearing closed. MOTION Uhler/Santucci/Unanimous Ordinance 4661-B adopted amending Section 1205 (a), Chapter 30, Placer County Zoning Ordinance (ZTA-320) to require project applications be submitted to any local Municipal Advisory Council, whose boundaries encompass the proposed project area, for general review and comment prior to being submitted to the Planning Commission, with modifications as proposed by the Planning Director. Item to be brought back to the Board for review in July 1996. MOTION Uhler/Bloomfield/Unanimous

Fred Yeager advised that this would apply only to projects going to the Planning Commission and not smaller projects going to the Zoning Administrator; indicated concern with additional staff time that would be required to attend evening MAC meetings and increased budget costs; suggested alternatives such as flexible staff schedules for attending night meetings; and noted the Planning Departments would be responsible for noticing the MACs and planning could not hold up the process, if the MACs did not comment on a given project.

Staff recommended the Board approve the adoption of an Ordinance, relating to Municipal Advisory Council Review of Applications amending Section 1205 (a), Chapter 30, Placer County Code for Zoning Text Amendment (ZTA-320).

Supervisor Uhler indicated concern with costs associated with noticing projects to the MACs; supported the proposal, but suggested a one-year sunset clause, with the adoption of the ordinance, which failed for lack of support.

Supervisor Santucci did not want to add more government layers, but did want to make sure the MACs have all the information as well as the opportunity to “review” any projects.

John Marin, Administrative Assistant, stated that the MACs need to the proposed information before they make their decisions and suggested incorporating said information into the staff reports and into this review process by possibly using conditions of approval.

Supervisor Weygandt felt the earlier a project gets to the MACs, the better and opposed a one-year sunset clause.

Supervisor Bloomfield supported more local involvement in this process and felt this was a good compromise; stated the Board could review this process in one year, but opposed a one-year sunset clause.

Chairman Lichau opened the public hearing.

Ed Sander, Chair Ophir/Newcastle Municipal Advisory Council, suggested some kind of guidelines for the MACs to go by.

Larry Jordan, Foresthill Chamber of Commerce, was not sure a sunset clause was necessary.

Richard Scholten, Chamonix Golf & Country Club, discussed encumbrances on developers by having multiple meetings with MACs.